

Narrative

General Information

County Name: Henry

Person Performing Ratio Study: Larry Perry

Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/2019 – 12/31/2020

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Yes, a time adjustment was used on the 2019 sales. The federal inflation target of 2% was used for this adjustment.

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

Dudley and Franklin, both attend the same school corporation and are split by US 40 and adjacent to I -70

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Dudley	2 parcels had large combinations: 33-18-12-000-308.000-003 33-18-02-400-329.000-003 There was a new commercial building added to parcel: 33-19-30-000-102.000-003

Commercial Vacant	Spiceland	Parcel was a change in use from res improved to com vacant 33-17-17-431-459.000-026
Industrial Improved	Greensboro	Added a building that was previously omitted to parcel: 33-11-20-444-431.000-012
Industrial Vacant		
Residential Improved		
Residential Vacant	Harrison	Parcel was a change of use due to a split: 33-05-25-000-407.000-013

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Greensboro Township, and part of Henry Township

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

No. The land order was completed and approved in the 1st year of cyclical reassessment

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.